

GENERAL PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE BARRINGTON TAX MAP 236, LOT 24 AND CREATE TWO NEW LOTS.
- DIMENSIONAL STANDARDS.
- BARRINGTON GENERAL RESIDENTIAL DISTRICT & STRATIFIED DRIFT AQUIFER OVERLAY DISTRICT.
LOT SIZE= 80,000 SF, FRONTAGE= 200', FY= 40', SY= 30', RY= 30, WETLANDS= 50'
- LOT AREAS:
TAX MAP 236, LOT 24-0: OLD AREA= 5.5 ACRES PER TAX MAP
NEW AREA= 80,069 SF / 1.84 ACRES (80,069 SF CONTIGUOUS UPLANDS)
TAX MAP 236, LOT 24-1: NEW AREA= 80,244 SF / 1.84 ACRES (80,244 SF CONTIGUOUS UPLANDS)
TAX MAP 236, LOT 24-2: NEW AREA= 80,121 SF / 1.84 ACRES (80,121 SF CONTIGUOUS UPLANDS)
- TAX MAP 236, LOT 7 IS NOT A PART OF THIS SUBDIVISION HOWEVER A PORTION OF THIS LOT WILL BE USED FOR THE PROPOSED 35 FOOT RIGHT-OF-WAY.
- SOIL TYPES PER STRAFFORD COUNTY SOIL SURVEY, USDA.
CHARLTON SERIES (Cfb) 3-8% SLOPES.
CHARLTON SERIES (Cfc) 8-15% SLOPES.
PAXTON SERIES (Pbd) 15-25% SLOPES.
PAXTON SERIES (Pbd) 15-25% SLOPES.
SUTTON SERIES (Shb) 0-8% SLOPES.
- NHDES SUBDIVISION APPROVAL NUMBER eSA2018062802 DATED 06-28-18.
- ORIENTATION: HORIZONTAL DATUM - NHSPC2800/ VERTICAL - NAVD83.
- PARCEL IS NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 3301700211D EFFECTIVE ON 05-17-2005.
- THE PARCELS WILL BE SERVICED BY INDIVIDUAL WELLS AND SEWER SYSTEMS.
- THE STATE OF NEW HAMPSHIRE JUDICIAL BRANCH SUPERIOR COURT SETTLEMENT AGREEMENT CASE 219-2012-CV-00602.
- SPECIAL EXCEPTION WAS GRANTED TO ARTICLE 4, SECTION 4.1.2, LOT FRONTAGE.
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
- REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
- THIS PLAN SHALL BE ON FILE WITH THE BARRINGTON PLANNING DEPARTMENT AND RECORDED AT THE S.C.R.D.
- FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE TOWN OF BARRINGTON LAND USE OFFICE, PO BOX 660, 333 CALF HIGHWAY, BARRINGTON, NH 03825, (603) 664-5798.

CONDITIONS PRECEDENT NOTES:

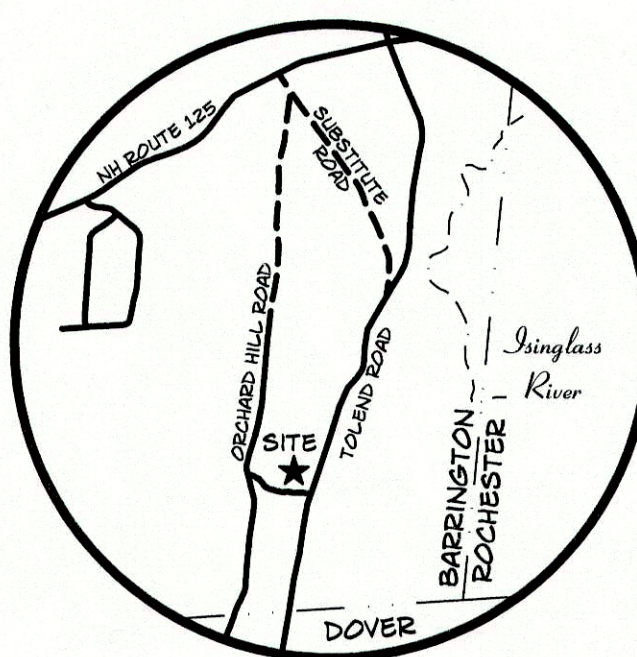
- THE HOUSE IN THE RIGHT-OF-WAY (MAP 236, LOT 7) MUST BE REMOVED PRIOR TO BUILDING PERMITS BEING ISSUED FOR LOTS 24-1 AND 24-2.
- THE FOLLOWING WAIVERS WERE GRANTED AS PART OF THIS APPLICATION:
5.3.1(8) THE ESTIMATED LOCATION AND USE OF ALL EXISTING STRUCTURES...ON THE SITE AND WITHIN 100' OF THE SITE.
11.2.2(3) NO PORTION OF A LOT UNDER THESE REGULATIONS SHALL BE LESS THAN 75' IN WIDTH...

REFERENCE PLAN:

"PLAN OF LAND FOR WESLEY & SALLY BICKFORD, PO BOX 482 - BARKER ROAD, SOUTH SUTTON, NH 03273, SITE: ATWOOD ROAD, BARRINGTON, N.H."
DATED MAY 08, 1989 BY HENRY AND BERLIND ASSOC., INC. SCRD PLANS 38-78

CURVE TABLE				LINE TABLE		
CURVE	RADIUS	LENGTH	DELTA	LINE	BEARING	DISTANCE
C1	125.00'	15.42'	07°04'11"	L1	N 45°54'41" E	13.53'
C2	125.00'	7.22'	03°18'32"	L2	N 38°50'29" E	182.86'
C3	175.00'	38.09'	12°28'16"	L3	N 35°31'57" E	27.78'
C4	125.00'	27.21'	12°28'16"	L4	N 35°31'57" E	237.26'
C5	175.00'	10.11'	03°18'32"	L5	N 48°00'13" W	35.30'
C6	175.00'	21.59'	07°04'11"	L6	S 37°44'58" E	35.10'
C7	140.00'	17.27'	07°04'11"	L7	S 48°00'13" W	31.58'
C8	140.00'	8.09'	03°18'32"	L8	S 35°31'57" W	265.04'
C8	160.00'	34.83'	12°28'16"	L9	S 38°50'29" W	182.26'
				L10	S 45°54'41" W	10.70'
				L11	N 47°20'00" W	35.06'
				L12	N 47°20'00" W	15.02'
				L13	S 45°54'41" W	12.68'
				L14	S 38°50'29" W	182.86'
				L15	S 35°31'57" W	230.17'
				L16	S 48°00'13" W	34.18'
				L17	S 37°44'58" E	15.04'

DRIVEWAY EASEMENT		
LINE	BEARING	DISTANCE
E1	S 35°31'57" W	30.05'
E2	N 51°09'31" W	92.00'
E3	N 14°23'02" W	193.62'
E4	N 71°06'56" E	30.09'
E5	S 14°23'02" E	186.01'
E6	S 51°09'31" E	80.29'

LOCUS
N.T.S.

LEGEND
GBS RE-BAR SET WITH NORWAY PLAINS ID CAP
RBS RE-BAR SET WITH NORWAY PLAINS ID CAP
DHCS DRILL HOLE SET WITH NORWAY PLAINS ID CAP
RBF RE-BAR FOUND
DHF DRILL HOLE FOUND
IPS IRON PIPE SET WITH NORWAY PLAINS ID CAP
• NO MONUMENT SET

GRANITE BOUND SET WITH NORWAY PLAINS ID CAP
RE-BAR SET WITH NORWAY PLAINS ID CAP
DRILL HOLE SET WITH NORWAY PLAINS ID CAP
RE-BAR FOUND
DRILL HOLE FOUND
IRON PIPE SET WITH NORWAY PLAINS ID CAP
NO MONUMENT SET

TAX MAP 236, LOT 23
JEFFERY & SARAHJANE PLUTA
32 WARREN AVENUE
WHITMAN, MA 02382
SCRD BOOK 4427, PAGE 438

PROPOSED
TAX MAP 236, LOT 24
AREA: 80,069 SF / 1.84 AC

PROPOSED
15' SLOPE EASEMENT
AREA: 3,829 SF / 0.09 AC

PROPOSED
TAX MAP 236, LOT 24-2
AREA: 80,121 SF / 1.84 AC

PROPOSED
TAX MAP 236, LOT 24-1
AREA: 80,244 SF / 1.84 AC

PROPOSED
15' SLOPE EASEMENT
AREA: 4,514 SF / 0.10 AC

TAX MAP 236, LOT 2
STEPHEN BROX REV. TRUST
1471 METHUEN STREET, DRACUT, MA 01826

TAX MAP 236, LOT 7
LYSLE J. & KIM EVANS BROWN
17 ORCHARD HILL ROAD, BARRINGTON, NH 03825
SCRD BOOK 3837, PAGE 555
(SEE NOTE 4)

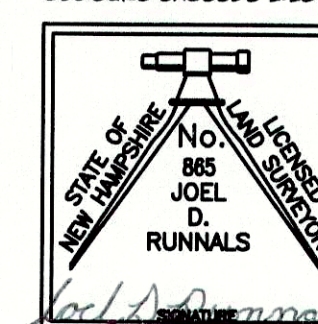
AREA TO THE EXISTING EASEMENT = 82,944 SF / 1.904 ACRES
AREA TO THE PROPOSED ROW = 75,857 SF / 1.741 ACRES

TAX MAP 236, LOT 6
PUMPKIN HOLLOW PARK
47 BUNKER HILL AVENUE, STRATHAM, NH 03885
SCRD BOOK 3391, PAGE 413

TAX MAP 236, LOT 22
VERTICAL BRIDGE NTFC LLC
750 PARK OF COMMERCE DRIVE
BOCA RATON, FL 33487
SCRD BOOK 4404, PAGE 599



I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORDED DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.



JOEL D. RUNNALS, L.L.S. 865

07-13-18

DATE

CERTIFICATION NOTE:
MANMADE AND NATURAL JURISDICTIONAL WETLANDS WITHIN THE AREA-OF-INTEREST WERE DELINEATED ON SEPTEMBER 30, 2017 BY MARC E. JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, ACCORDING TO THE STANDARDS OF THE U.S. ARMY CORPS OF ENGINEERS - WETLANDS DELINEATION MANUAL, THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTAL AND NORTHEAST REGION; THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - BNW NT 100-900 AND ARTICLE 9, §9.2 OF THE TOWN OF BARRINGTON ZONING ORDINANCE. SOILS WERE EVALUATED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, MAY 2017 AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8, 2016. THE INDICATOR STATUS OF VEGETATION AS HYDROPHYTIC WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTHEASTAL AND NORTHEAST 2016 REGIONAL WETLAND PLANT LIST. COPIES OF SITE PLANS WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS PROJECT.



MARC E. JACOBS, CWS 090

DATE

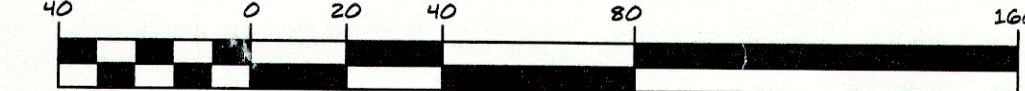
JAMES E. CONNICK / OWNER'S SIGNATURE

BARRINGTON TAX MAP 236, LOT 24
OWNER OF RECORD:
JAMES E. CONNICK
324 DEN QUARRY ROAD
LYNN, MA 01904
S.C.R.D. BOOK 4561, PAGE 712

SUBDIVISION OF LAND
20 ORCHARD HILL ROAD &
TOLEND ROAD
BARRINGTON
STRAFFORD COUNTY
NEW HAMPSHIRE

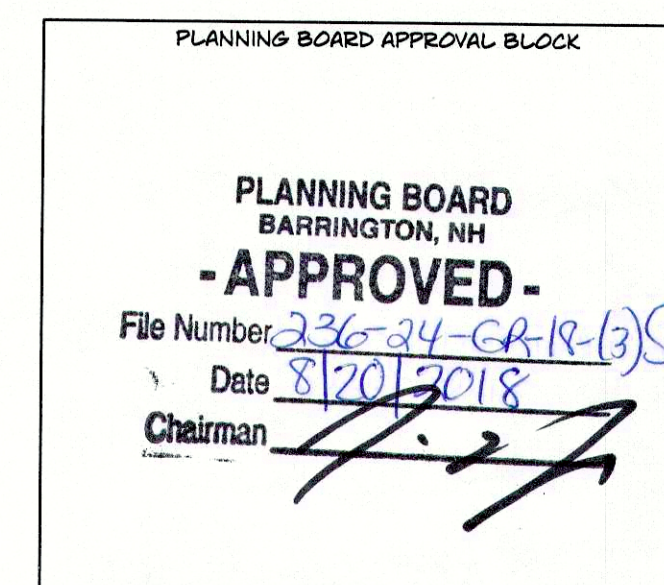
PREPARED FOR:
JAMES E. CONNICK

SCALE: 1" = 40' NOVEMBER 2017
GRAPHIC SCALE



1 INCH = 40 FEET

DATE	REVISION	DESCRIPTION
07-13-18	REVISE TO DATE	



THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON, NH ARE A PART OF THIS PLAN AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE PLANNING BOARD AND ATTACHED HERETO.

FILE NO. 515
PLAN NO. C-2879S
DWG NO. 17200\5-1
F.B. NO. "TJR"

31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948

236-24